

DATE SUBMITTED: May 15, 1990

PERMIT # 36550

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 840 N 11<sup>th</sup> St

SQ. FT. OF BLDG: existing bldg footprint

SUBDIVISION: Grand Junction

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 23 LOT # 1-9

NUMBER OF FAMILY UNITS: /

TAX SCHEDULE NUMBER:  
2945-141-18-951

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
\_\_\_\_\_

PROPERTY OWNER: Missiob Lutheran Church

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 840 N 11<sup>th</sup> St

Church

PHONE: 245 2888

DESCRIPTION OF WORK AND INTENDED USE:  
Rebuild Burned down Church

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 10' R 20'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: 36'

PARKING SPACES REQ'D: 1 space per 3 people seating capacity

CENSUS TRACT #: 2

LANDSCAPING/SCREENING: 20% of gross land area

TRAFFIC ZONE: 360

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5-15-90

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

ACCEPTED 5-15-90  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

